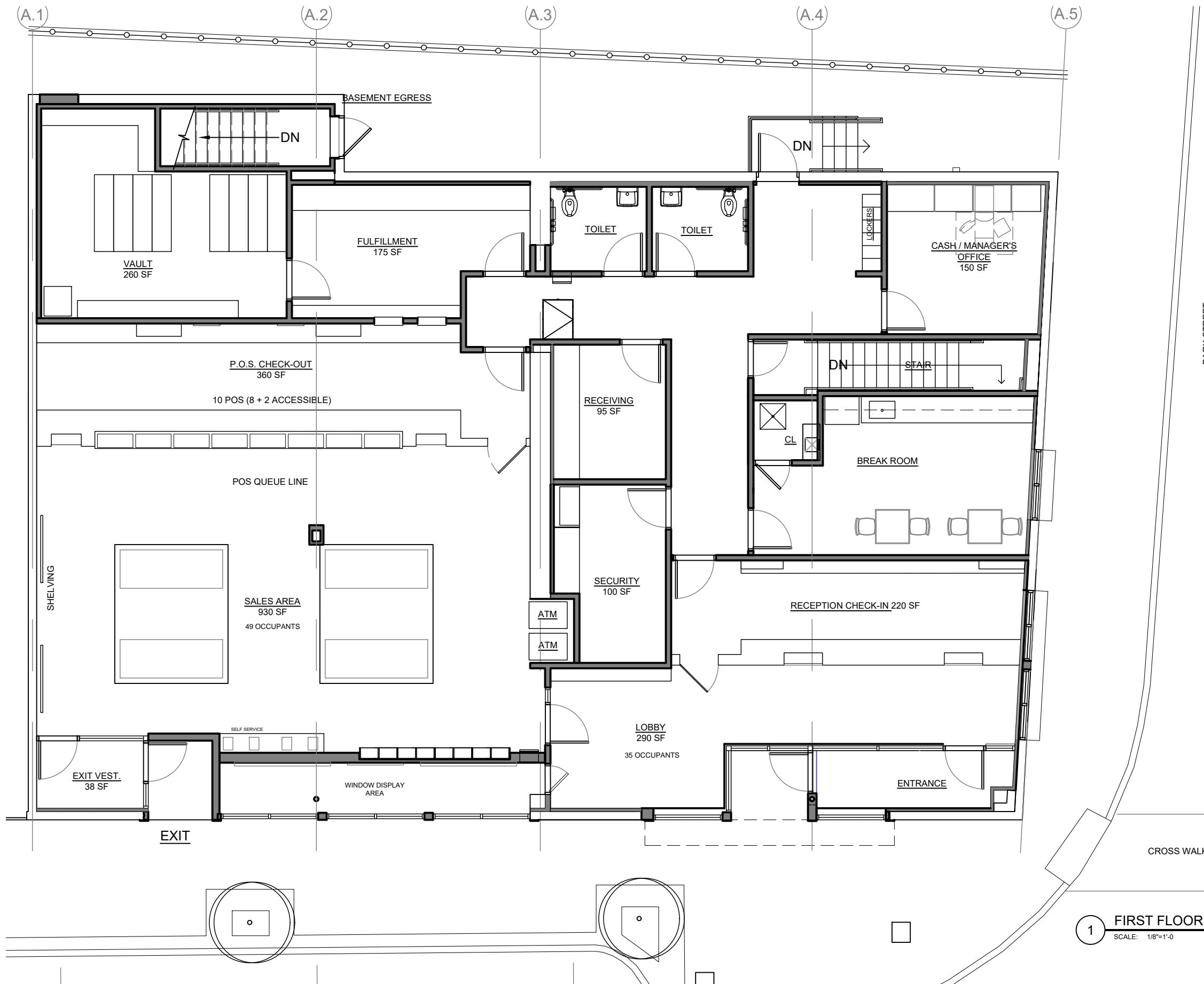


1 ARCHITECTURAL SITE PLAN
SCALE: 3/32"=1'-0"



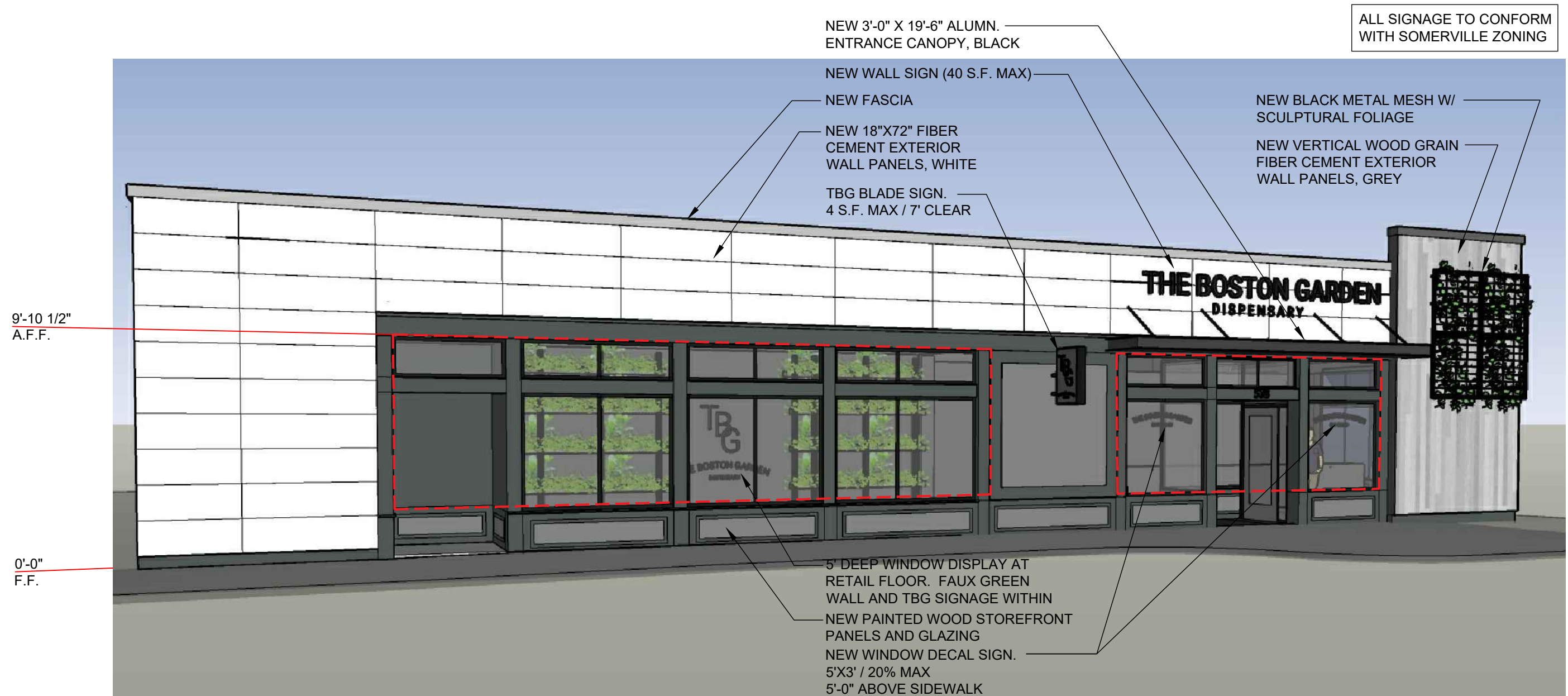
ZONE MR-4

14.1 NONCONFORMITIES
 PER **SECTION 14.1.5.C.ii** MODIFICATIONS TO NON-CONFORMING STRUCTURES, WE ARE SUBMITTING THESE MODIFICATIONS FOR REVIEW AND APPROVAL.

14.1.5.C.ii. a) NEW NON-CONFORMITIES WILL NOT BE PROVIDED.
 - NEW SIGNAGE, AWNING, AND CANOPY ELEMENTS WILL CONFORM WITH SOMERVILLE ZONING.

14.1.5.C.ii. b) EXISTING NON-CONFORMITIES WILL NOT BE INCREASED
 - EXISTING NON-CONFORMING FENESTRATION WILL BE INCREASED WHERE STRUCTURALLY FEASIBLE. FULL COMPLIANCE WITH FENESTRATION REQUIREMENTS OUTLINED IN SECTION 4.2.9 WOULD REQUIRE A SIGNIFICANT STRUCTURAL RE-BUILD OF BOTH THE SOMERVILLE AVE AND PARK STREET FACADES.

1 FIRST FLOOR PLAN
 SCALE: 1/8"=1'-0"



SOMERVILLE AVE: 775.5 SF X 70% = 542.85 SF REQUIRED
- 386 SF OF STORE FRONT AREA PROVIDED = 71%



PARK STREET: 509 SF X 70% = 356 SF REQUIRED
- 138 SF PROVIDED = 38% (NEW FACADE OPENINGS)

3 WEST FACADE
SCALE: N.T.S. PARK STREET